

<b>GENERAL SERVICES ADMINISTRATION PUBLIC BUILDINGS SERVICE</b>  <b>LEASE AMENDMENT</b>	LEASE AMENDMENT No. 13
	TO LEASE NO. GS-05P-LIL19170
ADDRESS OF PREMISES 2118 West Park Court Champaign, IL 61821-2986	PDN Number:

**THIS AMENDMENT** is made and entered into between [REDACTED] [REDACTED]

whose address is: [REDACTED]

hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

**WHEREAS**, the parties hereto desire to amend the above Lease to extend the lease for three years, two years firm at the rate noted below. In addition, this Lease Amendment will establish the new GSA Lease Number for the assumption of the [REDACTED] office lease (formally Lease No. GS-57-5A12-1-3064).

NOW THEREFORE, these parties for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, covenant and agree that the said Lease is amended, effective September 1, 2014. Therefore, Paragraphs 1., 2., 3., 4., and 5. of Standard Form 2, and Paragraph 3.4 (Operating Costs Base) of SFO No. [REDACTED]-3064-IL-00 are deleted in their entirety and replaced with the following:

- The Lessor hereby leases to the Government the following described premises:  
Lease shall consist of 21,625 rentable (21,625 net usable square feet) of office and related space located on the first floor of 2118 West Park Court, Champaign, Illinois 61821-2986, to be used for [REDACTED] state offices. Reserved parking for 18 vehicles is included. Common area factor is 1.00.
- TO HAVE AND TO HOLD the said premises with their appurtenances for the term beginning on August 31, 2001 through August 31, 2017, subject to termination and renewal rights as may be hereinafter set forth.
- The Government shall pay the Lessor annual rent of \$502,781.25 at the rate of \$41,898.44 per month in arrears. Rent for a lesser period shall be prorated. Rent checks shall be made payable to: [REDACTED]  
[REDACTED] The tax identification number is [REDACTED] and DUNS number is 046093584.
- The Government may terminate this lease at any time on or after September 1, 2016, by giving at least 60 days notice in writing to the Lessor and no rental shall accrue after the effective date of termination. Said notice shall be computed commencing with the day after mailing.

This Lease Amendment contains 2 pages.

All other terms and conditions of the lease shall remain in force and effect.  
IN WITNESS WHEREOF, the parties subscribed their names as of the below date.

**FOR THE** [REDACTED]

Signature: [REDACTED]  
Name: [REDACTED]  
Title: owner  
Entity Name: \_\_\_\_\_  
Date: 10-9-14

**FOR THE GOVERNMENT:**

Signature: [REDACTED]  
Name: [REDACTED]  
Title: Lease Contracting Officer  
GSA, Public Buildings Service,  
Date: 10/2/14

**WITNESSED FOR THE LESSOR BY:**

Signature: [REDACTED]  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: 10-2-14

5. This paragraph is hereby deleted in it's entirety.

3.4 OPERATING COSTS BASE

The base for the operating costs adjustment is established as \$4.28/SF, or \$92,659.00/ann.

In addition, the following new paragraphs are incorporated into this lease as assumed by the General Services Administration.

A. For purposes of tax adjustment at identified in Paragraph 3.1, TAX ADJUSTMENT, the new base amount included in the rental rate shown in Paragraph 3 is \$2.71/SF, or \$58,626.00/annual. The Government occupies 100% of the building.

B. Upon the assumption of [REDACTED] Lease No. 57-5A12-1-3064 from the [REDACTED] to the General Services Administration, the new lease number is established as GS-05P-LIL19170.

C. As part of the rental consideration, Lessor agrees to complete the following alterations in the tenant's ADP room.

1. Build separation wall in mail room and data/IT room
2. Install two new solid slab wood doors with hollow metal frame
3. Install door into FAP office
4. Remove door in data/IT room and infill to match existing
5. Electrical allowance for new data/power, switches, and rework of lighting

INITIALS:

  
LESSOR

&

  
GOVT